

Central Business District
Architectural Review Committee
Meeting Minutes

Date: February 20, 2018

Location: City Hall, 1300 Perdido Street, 8th Floor Homeland Security Conference Room, New Orleans, LA, 70112

Called to order: 9:30 a.m.

Adjourned: 10:20 a.m.

Members Present: Brooks Graham, Ashley King, Lee Lebetter

Members arriving after beginning of the meeting: Elliott Perkins

Members absent: James Amdal

I. AGENDA

1. Minutes of the January 16, 2018 meeting.

Motion: Approve the minutes.

By: Elliott Perkins

Second: Brooks Graham

Result: Passed

In favor: Elliott Perkins, Lee Ledbetter, Brooks Graham, Ashley King

Opposed:

Comments:

At this time, Elliott Perkins arrived.

2. 1036 Canal St.

Application: Jonathan Heltz, applicant; E J W Enterprises, owner; Replace existing storefront windows on side of building with awning-style takeout windows.

Motion: Lee Ledbetter made a motion to defer this application for additional review. The ARC felt that raising the sill height of the existing storefront windows is atypical for a storefront condition and suggested exploring different design options, such as infilling with a different material to maintain a visual expression of the original opening size. They requested additional details on the awning windows, as the thickness of the storefront framing components is a concern. An A-frame style awning would be appropriate, but should be evaluated in conjunction with the service windows.

Second: Brooks Graham

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, Lee Ledbetter

Opposed:

Comments:

3. 722 Girod St.

Application: EDR Architects, applicant; Girod Investments LLC, owner; Partial demolition of existing one-story commercial building and new construction of five-story, mixed use building.

Motion: Lee Ledbetter made a motion to recommend conceptual approval of the new construction with further details to be worked out at the Staff level. The ARC felt that the current proposal addressed their previous recommendations and had a clearer relationship to the surrounding context. As the design is simple, extra attention will need to be paid to the detailing and quality of the materials to create visual interest. The ARC agreed that brick, stucco, or metal panels would all be acceptable materials for the side walls, but brick or stucco may help the building relate more to the historic neighborhood.

Second: Ashely King

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, Lee Ledbetter

Opposed:

Comments:

5. 635 St Peters St.

Application: Rebecca Tamborella, applicant; Economy Ironworks Inc, owner; Demolition of multiple one-story warehouse buildings and new construction of a five-story multi-family building and a five-story parking garage.

Motion: Lee Ledbetter made a motion to defer this application for additional review. The ARC recommends studying the buildings of similar scale in the surrounding area, to create a better contextual relationship to the Warehouse District. The Classicist direction would be more appropriate for other CBD districts, but in this context taking clues from the warehouse buildings would be more appropriate. The facades of the new construction are overly complicated, and the breakdown of each building should be further studied. The proportions of the garage structure should be an opportunity to go a different direction. The existing historic building should be highlighted, but as designed, the historic building seems overwhelmed by the design. The applicant should include the location and specifications of the proposed rooftop mechanical equipment for the upcoming meeting.

Second: Brooks Graham

Result: Passed

In Favor: Elliott Perkins, Ashley King, Brooks Graham, Lee Ledbetter

Opposed:

Comments:

There being no other business to attend to, the ARC meeting was adjourned.